

JUL 7 - 2004

Memorandum
by Council Liaison's Office

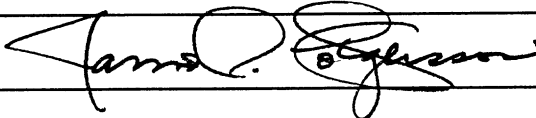
TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Leslye Corsiglia
Director of Housing

SUBJECT: SEE BELOW

DATE: July 1, 2004

Approved



Date

7.7.04

INFORMATION

**SUBJECT: SURVEY OF OCCUPATIONS OF RESIDENTS LIVING IN CITY-
ASSISTED AFFORDABLE HOUSING DEVELOPMENTS**

BACKGROUND

In March and April of this year, in response to questions raised by several City Council members, the Housing Department conducted a survey of eleven affordable housing developments to identify occupations of residents. The information gathered through this survey provides data that can be used to respond to concerns about the development of and location of affordable housing projects. The projects surveyed include Family Rental, Single Room Occupancy and Ownership developments. A total of 1330 units were surveyed, which represents approximately eleven percent (11%) of the units developed by the City since 1988.

This memorandum reports the findings of that survey.

ANALYSIS

Occupations of Affordable Housing Tenants

As seen in Table 1, City-assisted affordable housing developments in San Jose are home to residents employed in a wide variety of professions, from those in service industry, to those working in administrative and professional capacities.

The survey found that 84% of the residents living in City-assisted housing are working, with the remaining 16% identifying themselves as retired, in school, unemployed or receiving SSI, Disability Income or Public Assistance.¹ The occupation category with the highest percentage of residents, at 22%, is "Clerical / Customer Service."

¹ The City has a requirement that 10% of City-assisted units be set aside for Section 8 certificate holders.

The survey found that the occupations of residents of rental projects differ from the residents of homeownership developments. The most common occupation categories of residents in family developments are:

- Clerical / Customer Service (23%)
- Professional / Technical Service (9%)
- Sales (8%)
- Production/Machine Operators (7%)
- Administrative (6%)

With for-sale developments, occupation categories most served are:

- Professional / Technical Service (29%)
- Teachers (20%)
- Clerical / Customer Service (18%)
- Administrative (10%)

The predominant group served by Single Room Occupancy developments is SSI/Disability/Public Assistance (20%), followed by the Clerical/Customer Service segment at 18%.

Industries Employing Affordable Housing Tenants

Table 2 identifies the industries in which residents of City-assisted developments work. The top six industries employing affordable housing residents are:

- Service (26%)
- Retail (15%)
- Medical (6%)
- Education/School District (6%)
- Hi-Tech/Information Technology (6%)
- Hospitality/Entertainment (5%)

Focusing on residents of Single Room Occupancy developments, 31% surveyed were employed in the Retail industry. The next highest served segment was Service (13%), followed closely by High Technology/Information Technology (10%) and Banks/Finance/Real Estate (8%).

CONCLUSION

To conclude, occupants of City-assisted developments work in professions that are needed in our community. The vast majority of people living in affordable housing are employed. The City's commitment to building more affordable housing ensures that people working in lower paying, but critical jobs, have affordable and appropriate housing choices.



LESLYE CORSIGLIA
Housing Department, Director

TABLE 1 - AFFORDABLE HOUSING DEVELOPMENTS - TENANTS BY OCCUPATION

Project Name (# of Affordable Units)	Lenzen at the Alameda (87)	Troy Apartments (30)	Betty Ann Gardens (76)	Eden Palms (145)	Ohlone Chynoweth (193)	Ohlone Court (135)	Helzer Courts (154)	Total Family	Family %	Markham Plaza I (152)	El Paseo Studios (98)	Total SRO	Total SRO %	Total For-Sale	Total For-Sale %	Total All Developments	Occupation %
OCCUPATION TYPES																	
Clerical/Customer Service	11	2	22	32	27	45	46	185	23%	25	20	45	18%	23	18%	253	22%
SSI/Disability/Public Assistance		2	7	32	23	9		73	9%	41	7	48	20%			121	10%
Professional/Technical Service	10	2	5	12	12	8	19	68	9%	7	9	16	7%	36	29%	120	10%
Sales	4		3		26	9	19	61	8%	10	26	36	15%	2	2%	99	8%
Administrative (Mgr, Supervisor etc)	15	1	4	2	11	5	10	48	6%	6	11	17	7%	13	10%	78	7%
Teacher	5		1	4	15	5	6	36	5%	1	5	6	2%	25	20%	67	6%
Production/Machine Operators	1	5	9	6	17	9	6	53	7%	6		6	2%	4	3%	63	5%
Unemployed	5		3			2	28	38	5%	6	4	10	4%			48	4%
Household/Personal Services	7		2	6	4	9	2	30	4%	11		11	4%	6	5%	47	4%
Transportation/Warehouse		1	2	6	6	11	8	34	4%	6	4	10	4%	2	2%	46	4%
Medical Services	7		1		4	7	14	33	4%	3	6	9	4%	2	2%	44	4%
Food Service	5	3	2	6	6	4	6	32	4%	6	1	7	3%	3	2%	42	4%
Police / Fire / Security	1	2	4	3	7	4	5	26	3%	4	2	6	2%	4	3%	36	3%
Maintenance/Custodian		5			7	2	7	21	3%	5	5	10	4%	3	2%	34	3%
Laborer	3	2	5	2	1	2	13	28	4%	1		1	0%	2	2%	31	3%
Counseling/Religious Services				3	7	2	3	15	2%	4		4	2%	1	1%	20	2%
Student	3						6	9	1%	2	1	3	1%			12	1%
Retired	2			6				8	1%							8	1%
TOTAL TENANTS (Respondents)	79	25	70	120	173	133	198	798	100%	144	101	245	100%	126	100%	1,169	100%

Footnotes:

* If one person works multiple jobs, both jobs are counted in the calculations

* If multiple tenants are living in one unit, and they are working, all their jobs are included in the calculations

* **For-Sale** column includes the following developments: - The Plaza, Siena Court, Ryland Mews V, Tuscany Hills, Crescent Parc and The Grail

* An additional 375 teachers have been assisted by City Programs but are not included here, as they do not reside in the afore-mentioned "For-Sale" developments

TABLE 2 - AFFORDABLE HOUSING DEVELOPMENTS - TENANTS BY INDUSTRY

Project Name (# of Affordable Units)	Lenzen at the Alameda (87)	Troy Apartments (30)	Betty Ann Gardens (76)	Monte Vista Gardens (114)	Italian Gardens (146)	Total Family	Total Family %S	El Paseo Studios (98)	Total SRO	Total SRO %S	Total All Developments	Industry %S
INDUSTRY												
Service	4	9	12	17	71	113	29%	13	13	13%	126	26%
Retail	13		7	16	9	45	11%	31	31	31%	76	15%
Medical	9	1	3	12		25	6%	7	7	7%	32	6%
Education/School District	9	2	2	11		24	6%	7	7	7%	31	6%
Unemployed	5		3		16	24	6%	7	7	7%	31	6%
Hi Tech / IT	1	2	10	7		20	5%	10	10	10%	30	6%
Hospitality/Entertainment	11	3	4	6		24	6%	2	2	2%	26	5%
Bank/Fin/Real Estate Services	2		4	1	3	10	3%	8	8	8%	18	4%
Manufacturing		3	5		9	17	4%				17	3%
Retired	2				13	15	4%				15	3%
Student	3			1	11	15	4%				15	3%
SSI/Disability/Public Assistance		2	7			9	2%	6	6	6%	15	3%
Transportation/Utilities			2	3	3	8	2%	5	5	5%	13	3%
Self Employed	7		2	1		10	3%	1	1	1%	11	2%
Wholesale/Distributors	1	1	3	3	2	10	3%	1	1	1%	11	2%
Construction/Agriculture			1	1	5	7	2%	1	1	1%	8	2%
Government	2	1	3			6	2%	1	1	1%	7	1%
Non-Profit/Govt Grants	3		2			5	1%				5	1%
Legal	2			1		3	1%				3	1%
Police	1	1				2	1%				2	0%
Postal Service	1					1	0%	1	1	1%	2	0%
TOTAL TENANTS (Respondents)	76	25	70	80	142	393	100%	101	101	100%	494	100%

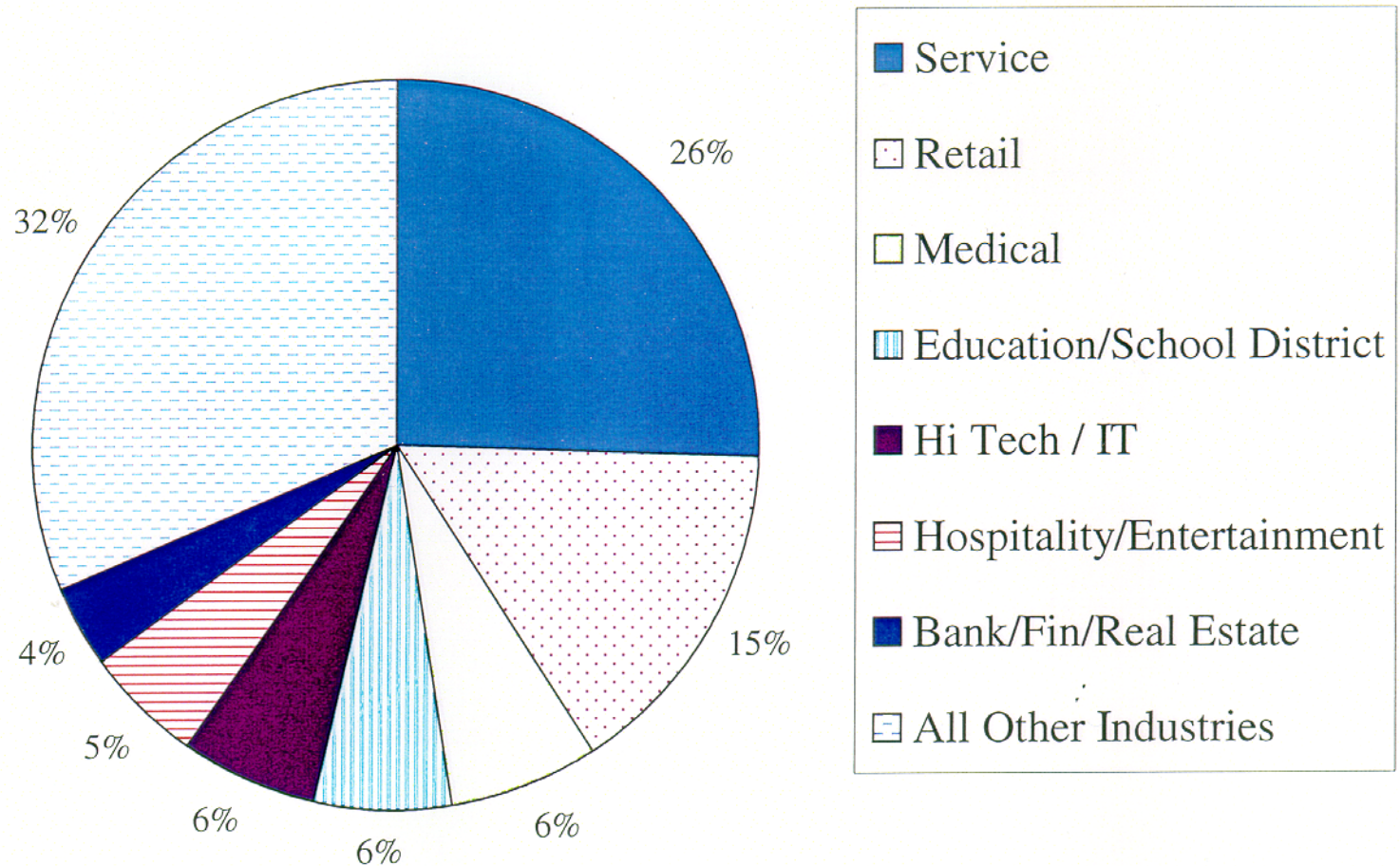
Footnotes:

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* If multiple tenants are living in one unit, and they are working, all their jobs are included in the calculations

TABLE 2

Affordable Housing Tenants By Industry



"All other industries" include those industries that are less than 4% of the total responses received.